

TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT

DATE: April 5, 1999

SITE PLAN: Comfort Suites SP 12-5-98

APPLICANT: **Petitioner** Sanjaykumar Patel
Owner: George M. D. Huntiii

ANALYSIS: **Land Use/Zoning:** Industrial / M-4 (County)
Location: 2540 SW. 64th Avenue

The applicant requests approval of a 5-story 76 room hotel totaling 45,870 square feet located on a 1.14 acre site, together with associated parking and landscaping. The site is bound by Shoney's to the north and Waffle House to the south, all subject to the the Forman Annexation Agreement.

The site plan indicates 30% open space and 70% lot coverage including the building footprint, vehicular use areas and walkways. The floor area ratio, considering the 5 story height, equals 92.4 %. A swimming pool and covered drop off area, as originally proposed, were removed to satisfy the 30% open space requirement. A spa area is provided at the southeast corner of the site as a limited recreational amenity.

Required parking is 57 spaces with 57 provided including three handicap based on a requirement of 3 parking spaces per 4 rooms for hotel use.

The building's color scheme will have a light beige base color with dark beige accents, a dark green metal seam roof with the corporate yellow, orange, and red logo and signage.

The landscape plan proposes 3-5' perimeter buffers with Live oaks and Cassia trees. Landscape placement has considered existing Mahogany's and Sabal palms on adjacent properties to the north and south. The entrance is accented with Royal Palms and crinum lily among other shrubs and ground covers. Adjacent to the building are Washingtonias, Cassia trees and small accent palms. Appropriate landscape calculations have not been provided.

The applicant has failed to address a requirement of the prevailing regulations which require a 5' separation from any fixed obstacle or structure to parking areas or drive aisles. With the exception of one a/c unit, the 5' separation has been provided on the first floor footprint, however, floors 2 through 5 cantilever out 2'7".

Landscape areas to the north and south of the building are severely compromised given the proposed building overhang.

The site plan is not in conformance with the prevailing requirements given the reduced

separation. Landscape compliance cannot be determined due to the lack of calculations.

PLANNING AND ZONING DIVISION RECOMMENDATION: DENIAL
due to the following outstanding issues:

1. Maintaining a minimum 5' separation from the hotel building to the vehicular use area. The 5' separation shall be maintained from ground to sky.
2. Providing landscape calculations including required and provided material per the Foreman agreement landscape code.

SITE PLAN COMMITTEE RECOMMENDATION: APPROVAL, April 13, 1999

(5-0) subject to the applicant making the modifications meeting the Town Code and that the cantilevering would only appear on the fourth and fifth floors and to replant an appropriate number of palms of height in the areas that would be opened up for landscaping.

Dec 17 98 12:29p

JAY PATEL

954 915 0710

P.1

EXISTING ZONING: MY COUNTY

LAND USE DESIGNATION: INDUSTRIAL

TOWN OF DAVIE USE ONLY

SITE PLAN NO. 5/125-98

FEE 1616.40

RECEIPT NO. 7350

TOWN OF DAVIE
SITE PLAN APPLICATION(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)
Make Checks Payable to TOWN OF DAVIE

DATE FILED: 12/29/98

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN:

FLOOR AREA: 46,070 sq ft

NO. OF UNITS: 79

PETITIONER: SANJAYKUMAR PATEL

ADDRESS: 205 N. FEDERAL HWY DANIA FL 33004

PHONE: (954) 915 0710

RELATIONSHIP TO PROPERTY: HAS LAND UNDER CONTRACT

OWNER: GEORGE M. D. HUNT III

ADDRESS: 1107 C & S DRIVE TIPTON GA 31793

PROJECT NAME/SUBDIVISION NAME: COMFORT SUITES DAVIE FL

PROJECT ADDRESS: 2540 S.W. 64th AVENUE DAVIE FL

LEGAL DESCRIPTION: DIMAR PLAT 146-11B PARCEL D

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS 1 NUMBER OF PLATS E3 NUMBER OF SURVEYS 2

APPROVE AS TO FORM: JMK DATE: 12/28/98

DEVELOPMENT REVIEW COMMITTEE DATE: 1/19/99

SITE PLAN COMMITTEE MEETING DATE: 4/13/99

TOWN COUNCIL MEETING DATE:

Dec 17 98 12:29p

JAY PATEL

954 915 0710

p. 2

GEORGE M. D. HUNT III
OWNER'S NAME(S)

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

1107 C & S DRIVE
ADDRESSTIPTON GA 31793
CITY, STATE, ZIP(912) 382 6021
PHONESANJAYKUMAR PATEL
PETITIONER'S NAME

PETITIONER'S SIGNATURE

205 N. FEDERAL HWY
ADDRESSDANIA FL 33004
CITY, STATE, ZIP(954) 915 0710
PHONE

The foregoing instrument was acknowledged before me
this 18th day of December, 1998, by
George M.D. Hunt III who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC

Sign: Carol QuickePrint: CAROL QUICKE

My Commission Expires:

CAROL QUICKE
Notary Public, Tall County, Georgia
My Commission Expires Aug. 07, 1999

The foregoing instrument was acknowledged before me
this 23 day of December, 1998 by
Jay Patel who is personally
known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC

Sign: Laurie YoderPrint: Laurie Yoder

My Commission Expires:

OFFICIAL NOTARY SEAL
LAURIE YODER
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 66866
MY COMMISSION EXP. JAN. 23, 2000

OFFICE USE ONLY

4/13/99 Site Plan Committee recommendations: Approval subject to the applicant making the modifications meeting the Town Code and that the cantilevering would only appear on the fourth and fifth floors and to replant an appropriate number of palms of height in the areas that would be opened up for landscaping. (5-0) glt